

009.A

0002

0025.2

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

Total Card / Total Parcel

1,066,900 / 1,066,900

USE VALUE: 1,066,900 / 1,066,900

ASSESSED: 1,066,900 / 1,066,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LINWOOD ST, ARLINGTON

OWNERSHIP		Unit #:	2
Owner 1:	HE WEIZHONG		
Owner 2:	WAN YAPING		
Owner 3:			

Street 1:	25 LINWOOD ST UNIT 2
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	HALL ANDREW & GREENLEE JILL -
Owner 2:	-

Street 1:	25 LINWOOD ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA

Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1880, having primarily Asbestos Exterior and 2985 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrooms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	2
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
102	Condo
	No of Units
	0
	Sq. Ft.
	Site

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo			0	0.	0.00	7257																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	1,060,400	6,500		1,066,900		
							314072
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

Total Card	0.000	1,060,400	6,500	1,066,900	Entered Lot Size
Total Parcel	0.000	1,060,400	6,500	1,066,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	357.42	/Parcel: 357.4

Land Unit Type:	
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Parcel ID	009.A-0002-0025.2
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!15923!

USER DEFINED

Prior Id # 1: 7940

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

15923

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Price	V Tst Verif Notes
HALL ANDREW & G	73581-366	2	11/1/2019	1,150,000	No No
GREENSIGN LLC,	58802-3		3/30/2012	750,000	No No

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Comment
8/30/2013	1318	Manual	
4/10/2013	518	Solar Pa	
4/9/2013	508	Manual	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 8 - Condo TnHs.				Full Bath: 1	Rating: Very Good			A Bath:	Rating:										
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:	Rating:														
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:														
Foundation: 3 - BrickorStone				1/2 Bath: 1	Rating: Very Good														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 5 - Asbestos				OthrFix:	Rating:														
Sec Wall:		%																	
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 2 - Slate				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color: GREEN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir: W20 - WATER 20				FrpI: 1	Rating: Very Good			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: B+ - Good (+)								Lvl 2											
Year Blt: 1880								Lvl 1											
Alt LUC:		Alt %:						Lower											
Jurisdict: G14		Fact: .						Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1							
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Total Units:				Interior:		1	7	3							
Sec Int Wall: 8 - Plyw Panel	10 %			Floor: M - Multi-Level				Additions:											
Partition: T - Typical				% Own: 50.000000000				Kitchen:											
Prim Floors: 4 - Carpet				Name:				Baths:											
Sec Floors:		%						Plumbing:											
Bsmnt Flr: 12 - Concrete								Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 1 - Forced H/Air																			
# Heat Sys: 1																			
% Heated: 100		% AC: 100																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 009.A-0002-0025.2																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y		120X10	G	GD	2011	34.38	T	4.8	102			6,500		6,500		
More: N				Total Yard Items: 6,500				Total Special Features:				Total: 6,500				Un Sketched SubAreas: GLA: 2985,			
IMAGE																			
AssessPro Patriot Properties, Inc																			
																			